

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Land allotments - APIIC Ltd. - M/s. VESUVIUS India Ltd. - Consideration of the request for swapping of Ac.15.01 cts of land allotted in 2011 to M/s. Vesuvius India Ltd. (located within the buffer zone in Industrial Park, Parawada), with land parcel admeasuring 10.1 acres situated at plot No.68A and 69A in Industrial Park, Parawada, Anakapalli, subject to implementation of the proposed investment as per timelines to be indicated by the Company in its DPR - Orders - Issued.

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INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.Ms.No.21

Dated:07.02.2024.

Read the following:

1. From the Legal Director, M/s. VESUVIUS India Ltd., West Bengal, Letter dated:08.11.2023 and 24.1.2024
2. Minutes of the State Investment Promotion Board meeting held on 30.01.2024.

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ORDER:

In the letter 1st read above M/s. Vesuvius India Ltd., has informed that they have already own and operate two plants at Visakhapatnam, Andhra Pradesh viz,

- 1st Plant (since 2000) has been engaged in the manufacturing of alumina- silicate monolithic refractory materials having a capacity of 55,000 tons per year.
- 2nd Plant (since 2007) has been engaged in the manufacturing of precast shaped refractories having a capacity of 8,500 tons per year.

2. M/s. Vesuvius India Ltd has informed that due to high plant loading, their future business plans, and the fact that existing factories would fall short of capacity with no space to expand, the Company had acquired 15 acres of land in Industrial Park, Parawada, allotted in 2011, at an investment of approx. Rs.10 crores. However, it was subsequently categorized under Buffer Zone, and the company could not do any construction on this land, due to which, they lost business opportunities over the last 12 years. While trying to resolve the above issue, the Company further acquired 22 Acres of Industrial freehold land at Industrial Park (IP), Parawada in 2022 and construction has already started on this land.

3. Further, they have submitted that they have signed an MoU with the Government of Andhra Pradesh on March 4, 2023, for setting up of manufacturing facilities at Anakapalli for manufacturing refractories with the capacity of 130,000 tons per year at an estimated investment of INR 150 crores and generating employment for approx. 150 people and thus, they have requested the Govt. to enable the swapping of their existing 15 acres of land under the Buffer Zone in Parawada with an alternate piece of land contiguous to their existing freehold land without any further hardship, extra cost, or delay.

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4. APIIC informed that M/s. Vesuvius India Limited was allotted Plot Nos.10 (part) & 11 measuring an extent of Acs.15.015 cts / 60465.71 Sq. Mtrs in IP-Parawada Phase-II, Anakapalli on outright sale basis (ORS) @ Rs.1,500/- per Sq.Mtr for setting up of factory of "Refractory Products" on 18.08.2011. As the allottee has paid total land cost, Sale Agreement was executed on 03.04.2012 and same was registered vide Document No.985/2012, dated 04.04.2012. The physical possession of the plot was handed over to the Company on 04.04.2012. APIIC vide letter dated 23.08.2013, informed to the allottee about the nonapproval of the Phase-II layout by VKPCPIR SDA and offered alternate land area in Denotified Area- APSEZ, Atchuthapuram. But the company has not shown any interest after visiting the available plots in Denotified Area, Atchuthapuram and informed that they are not suitable for their business plans and hence requested to refund the amount paid i.e., Rs.9,11,48,800/-. APIIC issued cancellation orders on 09.12.2013 to the Company.

5. APIIC further informed that the Company has represented vide letter dated 23.12.2013 to the zonal office and Head office to refund the full payment of the amounts paid by them, stamp duty paid at the time of registration including interest amount @15% per annum and also the compensation for their business loss opportunity. APIIC informed that the Plot Nos. 68A & 69A measuring an extent of Acs.10.13 cts at IDA, Parawada was originally allotted to M/s. KTC Ferro Alloys Pvt. Ltd., and subsequently, the allotment was cancelled, resumed, executed & registered cancellation deed during December-2020 due to non-implementation of the project. Hence, the Plot Nos. 68A & 69A measuring Ac.10.13 cts at IDA, Parawada is vacant.

6. Further, pursuant to the MoU entered during the Global Investors Summit, they have requested for allotment of Plot Nos. 68A & 69A measuring an extent of Ac.10.00 cts at IDA, Parawada as an alternative in view of the earlier allotment lies in buffer zone.

7. Vide representation dated 24.1.2024, M/s. Vesuvius India Ltd requested that they have come to know that contiguous to their existing 21.80 Acres freehold land at Parawada, Anakapalli, addressed as plots No.70,71,72 and 74, there is a land parcel admeasuring 10.1 acres, addressed as Plot No. 68A and 69A, in Industrial Park Parawada, Anakapalli (which has been resumed by APIIC) and they also understand that the current APIIC rate of 10.1 acres in IPA Parawada is similar to the current APIIC rate of 15.01 acres of land allotted to them in the buffer zone and hence, pray that their existing 15.01 acres of land located within the Buffer Zone in Industrial Park, Parawada, allotted in 2011, be swapped with land parcel admeasuring 10.1 acres, situated at Plot No. 68A and 69A, in Industrial Park Parawada, Anakapalli.

8. In the reference 2nd read above, the request proposal of the Company has been placed before the State Investment Promotion Board (SIPB) meeting held on 30.01.2024 with the recommendations of the State Investment Promotion Committee (SIPC) meeting held on 29.01.2024. The SIPB has discussed the proposal in detail and considered the request of M/s. Vesuvius India Ltd., for swapping of existing Ac.15.01 cts. of land located within the buffer zone in I.P., Parawada, allotted in 2011, with land parcel admeasuring 10.1 acres situated at plot No.68A and 69A in IP, Parawada, Anakapalli, subject to implementation of the proposed investment as per timelines to be indicated by the Company in its DPR.

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9. Government after careful examination of the proposal, hereby accord permission to the VC&MD., APIIC Ltd., for swapping of Ac.15.01cts of land allotted in 2011 to M/s. Vesuvius India Ltd , which is located within the buffer zone in Industrial Park, Parawada, with land parcel admeasuring 10.1 acres situated at plot No.68A and 69A in Industrial Park, Parawada, Anakapalli, subject to implementation of the proposed investment as per timelines to be indicated by the Company in its DPR.

10. The Vice Chairman & Managing Director, A.P. Industrial Infrastructure Corporation Limited shall take necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N. YUVARAJ
SECRETARY TO GOVERNMENT & CIP

To

The Vice Chairman & Managing Director, APIIC towers, IT Park,
Mangalagiri, Guntur District, A.P. - 522503.

Copy to:

The Legal Director, M/s. VESUVOIS India Ltd., P-104, Taratotla Road,
Kolkata, West Bengal-700088.

The Commissioner of Industries, APIIC Tower, IT Park, Mangalagiri,
Guntur Dist., A.P.

The General Administration (Cabinet) Department, A.P. Secretariat,
Velagapudi. (W.r.to the Council Resolution No.33/2023, dt.01.02.2024.)

The P.S. to Special Chief Secretary to C.M., O/o. the CMO.

The P.S. to Hon'ble Minister (III&C and IT), A.P. Secretariat.

The P.S. to Chief Secretary to Government, A.P. Secretariat.

The P.S. to Secretary to Govt. & CIP, Ind. & Comm. Dept., A.P. Secretariat.
SC/SF. (Comp.No. 2333209)

// FORWARDED:: BY ORDER //


SECTION OFFICER